

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-06-63
Date Filed: 5-9-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at 1131 State Street (aka 348 14th Street, N.W.) 1129 State Street, N.W. and 1132 Atlantic Drive, N.W., be changed from the C-1 (Community Business) District and R-5 (Two-Family Residential) District to the C-1 (Community Business) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 149, 17th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Legal Description

All that tract or parcel of land lying and being in Land Lot 149 of the 17th District of Fulton County, Georgia, and being more particularly described as follows:

Coming at the intersection of the easterly right-of-way of State Street (60' right-of-way) with the southerly right-of-way of 14th Street, also known as U.S. Highway 19 and Georgia Highway 9 (60' right-of-way), said point being the TRUE POINT OF BEGINNING; Thence continuing with the said right-of-way of 14th Street South 80 degrees 44 minutes 41 seconds East, a distance of 223.71 feet to a point; Thence leaving said right-of-way South 00 degrees 42 minutes 21 seconds West, a distance of 151.19 feet to a point; Thence South 89 degrees 16 minutes 07 seconds East, a distance of 39.31 feet to a point on the westerly right-of-way of Atlantic Drive (50' right-of-way); Thence continuing with said right-of-way the following courses and distances: South 00 degrees 26 minutes 13 seconds West, a distance of 10.49 feet to a point; South 00 degrees 26 minutes 13 seconds West, a distance of 50.00 feet to a point; Thence leaving said right-of-way North 89 degrees 36 minutes 58 seconds West, a distance of 116.75 feet to a point; Thence South 89 degrees 19 minutes 40 seconds West, a distance of 10.69 feet to a point; Thence North 89 degrees 28 minutes 56 seconds West, a distance of 150 feet to an axle found on the early right-of-way of State Street; Thence following with said right-of-way the following courses and distances: North 04 degrees 32 minutes 05 seconds East, a distance of 50.00 feet to a point; North 04 degrees 32 minutes 05 seconds East a distance of 11.58 feet to a nail found in tree; North 04 degrees 31 minutes 43 seconds East, a distance of 150.23 feet to a point at the intersection of the easterly right-of-way of State Street with the southerly right-of-way of 14th Street, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 1.176 Acres.

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